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74  
SEND TAX NOTICE TO:

(Name)

J.A. HEARN

(Address)

RT. 2 - Box 84  
VINCENT, ALA. 35178

This instrument was prepared by

(Name) VERNON N. SCHMITT, ATTORNEY AT LAW

(Address) P. O. Box 521, Leeds, AL 35094

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100----- (\$10.00)----- DOLLARS  
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. A. HEARN AND WIFE, MARY A. HEARN,

(herein referred to as grantors) do grant, bargain, sell and convey unto

J. A. HEARN AND WIFE, MARY A. HEARN,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

BOOK 001 PAGE 144  
Sixteen acres, more or less, situated in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , and the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 9, Township 19 South, Range 2 East, more particularly described as follows: Commence at an iron pin on the Northeast corner of a bridge crossing Spring Creek or Spring Branch on Shelby County Highway No. 81, said point being in the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 9, Township 19 South, Range 2 East; thence run due East parallel with the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section to a point on the East right-of-way line of said Shelby County Highway No. 81; thence run Northerly along the East right-of-way line of said Shelby County Highway No. 81, a distance of 340 feet to the North line of an existing driveway leading to the Clara Elliott land which is the point of beginning of the parcel herein described; thence run Southeasterly along the North line of said driveway a distance of 1333 feet to the Northwest corner of said Clara Elliott land, said point being on the East line of property described in Deed Book 220, Page 609 in the Probate Records of Shelby County, Alabama; thence run North along the East line of said property described in Deed Book 220, Page 609, and along the West line of Curtis L. Harwell property a distance of 531 feet to the Northwest corner of said Curtis L. Harwell property; thence continue North along the same course and along the West line of property formerly known as T. C. Elliott property a distance of 305 feet; thence run Westerly a distance of 1244 feet to a point on the East right-of-way line of Shelby County Highway No. 81, said point being 240 feet measured along said right-of-way line, Northerly of the point of beginning; thence run Southerly along the East right-of-way line of said Shelby County Highway No. 81, 240 feet to the point of beginning.

Subject to easements and rights of way of record.

STATE OF ALABAMA, SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT IS CORRECT

1984 SEP -4 PM 3:02

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21st

day of, RECORDING FEES 1984

WITNESS: Mortgage Tax \$  
Deed Tax 50 (Seal)  
Mineral Tax  
Recording Fee 2.50 (Seal)  
Index Fee 1.00 (Seal)

STATE OF ALABAMA  
SHELBY

\$ 4.00  
COUNTY

J. A. Hearn (Seal)  
Mary A. Hearn (Seal)

I, Jean B. Schmitt, a Notary Public in and for said County, in said State, hereby certify that J. A. Hearn and wife, Mary A. Hearn, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June A.D. 1984

Jean B. Schmitt  
Notary Public.